MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, NELL POSTELL, JEFF WEBB, EMANUEL FERGUSON, ANDREW HARGETT

STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

MAY 3. 2017 5:00 P.M. 2 GEORGE STREET

A. Deferred applications from previously advertised BZA-SD agendas.

1. Fairbanks Dr(Daniel Is)(TMS#2710000010) APP. NO. 175-03-A1

Request a variance from Sec 54-327 to allow the removal of four grand trees. Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Zoned DI-GO

Owner: Daniel Island Riverside Developers, LLC/Applicant: Freeman Milligan

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 5 AGAINST 0

*E.Ferguson abstains

2. Pine Log Ln (Johns Is)(TMS#3120000008 & 009) APP. NO. 175-03-A2

Request a special exception from Sec 54-327 to allow the removal of six-five grand trees.

Zoned SR-1 & RR-1

Owner: Lennar Communities of Carolina, Inc/Applicant: Thomas & Hutton Engineering Co.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Hargett SECOND: J.Webb VOTE: FOR 5 AGAINST 1

*A.Barton

3. Henry Tecklenburg Dr (W Ashley)(TMS# 3090000003) APP. NO. 175-03-A3

Request a variance from Sec 54-327 to allow the removal of two grand trees. Request a special exception from Sec 54-327 to allow the removal of two grand trees.

Zoned PUD (Essex Farms VC)

Owner: Essex Farms, AP/Applicant: Thomas & Hutton Engineering Co.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 6 AGAINST 0

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*J.Adrian leaves

4. 1122 River Rd, 755 & 761 Brownswood Rd APP. NO. 175-03-B4 (Johns Is)(TMS# 3120000056, 166, 193 & 194)

Request a variance from Sec 54-327 to allow the removal of eight grand trees. Request a special exception from Sec 54-327 to allow the removal of seven grand trees.

Zoned SR-2

Owner: L & M Family Associates, LLC/Applicant: Seamon, Whiteside & Associates, Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Request #1 – Approval.

MADE BY: E.Ferguson SECOND: A.Hargett VOTE: FOR 5 AGAINST 0

Request #2 – Withdrawn.

B. New Applications.

1. Rhoden Island Dr (Daniel Is)(2750000092) APP. NO. 175-03-B1

Request reconsideration of the Board's decision on April 5, 2017 to approve a variance from Sec 54-327 to allow the removal of 12 grand trees.

Zoned DI-R (I) & DI-C

Owner: Daniel Island Associates, LLC/Applicant: Lisa Pieretti

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn – Repeal withdrawn by applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR ____ AGAINST ____

2. 1045 5th Ave (Maryville/Ashleyville) (TMS#4180600028 & 115)

APP. NO. 175-03-B2

(TMS#4180600028 & 115)

Request a variance from Sec 54-327 to allow the removal of ten-eight grand trees.

Request a special exception from Sec 54-327 to allow the removal of six-five grand trees.

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 23 grand trees.

Zoned SR-1

Owner: Levi Grantham, LLC/Applicant: Seamon Whiteside & Associates, Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Webb SECOND: N.Postell VOTE: FOR 3 AGAINST 2

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3.	1 Country Club Dr (James Is) (TMS#4240000004)	APP. NO. 175-03-B3
	Request a variance from Sec 54-327 to allow the removal of nine grand trees. Zoned SR-1 & C Owner; Country Club of Charleston/Applicant: Seamon Whiteside & Associates, Inc.	
	APPROVED 0	WITHDRAWN 0
	DISAPPROVED XX	DEFERRED 0
MOTION: Motion fails.		
MADE BY: <u>E.Ferguson</u> SECOND: <u>J.Webb</u> VOTE: FOR <u>2</u> AGAINST <u>2</u> *1 abstention		
4.	West Ashley Cir (W Ashley) (TMS#3010000048 & 688)	APP. NO. 175-03-B4
	Request a variance from Sec 54-327 to allow the removal of 16 grand trees. Request a special exception from Sec 54-327 to allow the removal of two grand trees. Request a variance from Sec 54-327 to omit the 15 trees per acre requirement. Zoned GB Owner: Long Term Holdings, LLC/Applicant: Seamon Whiteside & Associates, Inc.	
	APPROVED XX	WITHDRAWN 0
	DISAPPROVED 0	DEFERRED 0
MOTION: Request #'s 1 & 2 - Approval. MADE BY: A.Hargett SECOND: J.Webb VOTE: FOR 5 AGAINST 0 Request #3 – Withdrawn.		
5.	Mutual Dr (W Ashley)(TMS#3100600106)	APP. NO. 175-03-B5
	Request a variance from Sec 54-327 to allow the removal of one grand tree. Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of three grand trees. Zoned SR-6 Owner: Catalyst Builders, Inc/Applicant: HLA, Inc.	
	APPROVED 0	WITHDRAWN 0
	DISAPPROVED 0	DEFERRED XX
MOTION: Deferred.		
MADE	BY: SECOND: VOTE: FC	R AGAINST
6.	River Rd (Johns Is)(TMS# 3120000065 & 066)	APP. NO. 175-03-B6
	Request a variance from Sec 54-327 to allow the removal of six grand trees. Request a special exception from Sec 54-327 to allow the removal of one grand	

tree.

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Zoned SR-1 & C

Owner: MG Lowcountry Acreage/Applicant: HLA, Inc.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Request #1 – Approval.

MADE BY: E.Ferguson SECOND: A.Hargett VOTE: FOR 5 AGAINST 0

Request #2 – Withdrawn.

7. 259 Seven Farms Rd (Daniel Island)

APP. NO. 175-03-B7

(TMS#2751204001)

Request a variance from Sec 54-343.1 to omit required parking lot islands in a surface parking lot.

Zoned DI-TC VC)

Owner: 259 SFD Investors, LLC/Applicant: Michael G. White

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: A.Hargett SECOND: E.Ferguson VOTE: FOR 3 AGAINST 2

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.